



Mansionization means:

1. The demolition or reconstruction of a new structure or the substantial alteration of an existing structure
2. Such that the resulting home is much greater in scale – vertically or horizontally – than the previous structure.

In July, staff presented an issue paper discussing the benefits / burdens of mansionization, the methods used throughout the country to limit the imposition of large houses on smaller neighbors, and staff's recommended amendments to the city's existing zoning ordinance.

At that meeting, Mayor and Council addressed their concerns with mansionization in the City of Rockville and requested that staff look into solutions to lessen the impact of large homes in smaller homed communities.

Tonight, we'd like to continue with that discussion to address a mansionization moratorium and proposed zoning text amendment.

Text Amendment

✧ Reduction of maximum height

- ◆ 35' to 30'

✧ Amendment to definition of height

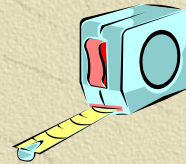
- ◆ Gable and gambrel roofs measured from peak

✧ Additional side yard setback

- ◆ 2' for every additional 1' in height over 25'

✧ Impervious surface limitation

- ◆ For all residential districts



The proposed text amendment is based on the staff recommendations presented in the July meeting of Mayor and Council on the Mansionization issue.

Height -

1. The reduction of height would apply in the R-45, R-60, and R-90 districts (the districts most likely to be mansionized based on lot size and value).
2. While the current zoning code has allowed a maximum 35' in height, different neighborhoods have developed at different heights, most far below 35'. For example, Twinbrook averages between 20 and 25 feet and Lincoln Park around 25 to 30 feet. Reducing the maximum height to 30' would create a structure that will be more conforming to the surrounding neighborhood.
3. Placing a stricter restriction on the definition of height would reduce the overall height. Currently, height is defined as the midpoint between gable peak and eaves. Measurement of a gable roof at the peak would produce smaller structures.

Setbacks -

Side yard setbacks are imposed to reduce the imposition on adjacent neighbors.

Neighborhood Distinctions

✧ Neighborhood plans reveal distinctions

- ◆ Lincoln Park, East Rockville completed
- ◆ Twinbrook in progress

✧ Overlay regulations may be best solution

✧ Distinctive design guidelines

- ◆ Lincoln Park Conservation District

As the zoning code currently exists, immediate modification would apply a “blanket” regulation on each zoning district. Though zoning has permitted the same development standards (height, bulk, setbacks) in all zones classified the same, market trends have created different housing styles, varying by neighborhood, not by zoning classification.

The imposition of a set of standards could have different affects in different neighborhoods. Lot impervious surface averages: Croyden Park -33%, Twinbrook - 25%, and Lincoln Park - 17%, though all three are zoned R-60 and provide for 35% building coverage alone.

As discussed in Mansionization paper, bulk regulations alone are not as effective in protecting the character of a neighborhood as they are when coupled with architectural guidelines. Individual plans reveal that different communities have different visions.

An alternative solution would be to place overlay districts in each neighborhood. Overlay districts allow for distinct regulations to maintain the character of the neighborhoods. These new regulations, however, would take considerable time to develop, as they should be geared to the particular issues of each community. Thus, they will not be ready for implementation immediately; but could be incorporated into the larger revision.

Lincoln Park is proposing a Conservation District with separate design guidelines – begin approval process to PC in November to be adopted in February or March.

Impervious Coverage Language

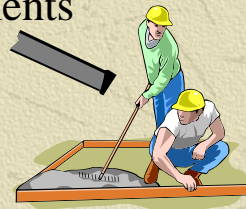
✦ Consider

- ◆ Main Building lot coverage (15-40%)
- ◆ Accessory Building rear lot coverage (15-25%)
- ◆ An additional 10% impervious coverage

✦ Exemptions for repair/replacement

✦ Cluster for planned developments

✦ Sediment Control Definitions



At the July meeting, Mayor and Council addressed their concerns about impervious surface coverage.

Existing regulations provide main structure lot coverage limitations and accessory structure rear yard coverage limitations for each residential zoning district.

Without modifying these numbers, an additional 10% lot coverage for accessory impervious features (not considered structures) should be allowed in order to guard against a large-scale rise in nonconformities throughout the city. This includes things like driveways and pathways.

If the existing coverage limitations are maintained, impervious surface coverage allowances, based on those figures, range from 35 to 70%, depending on the zone. Average national numbers are around 35%.

An exemption is provided to provide for any alteration to existing surfaces and prevent a large number of nonconformities.

Newer planned developments have clustered large housing on smaller lots to provide open space elsewhere. King Farm, for example, has an average lot impervious coverage of 60%. The amendment allows future planned communities to cluster impervious coverages to permit the same type of development.

Impervious Surface Coverage

✧ Concern lot coverage?

- Consider minimum vegetative cover requirement

✧ Concern stormwater management?

- Keep existing language



Regulations should clarify if the concern for impervious surface coverage is 1) lot coverage appearances or 2) stormwater management.

Stormwater management regulations do not consider such things as uncovered pools because there is little run off. Lot coverage appearance regulations, however, would consider a pool because there are fewer natural features in a yard.

If the purpose of these amendments is to maintain a natural vegetative appearance in residential yards, the best solution may be a vegetative coverage requirement, instead of an impervious surface limitation.

As currently drafted, the impervious surface coverage regulations use the same definition and consider the same structures / paving impervious as the sediment control regulations do.

Height / Setback Amendments

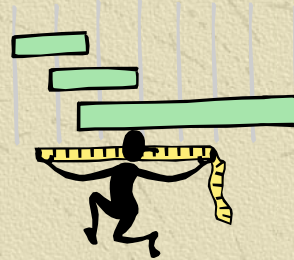
✠ Reduce appearance of

- ◆ Bulk

- ◆ Mass

✠ Apply to primary structure

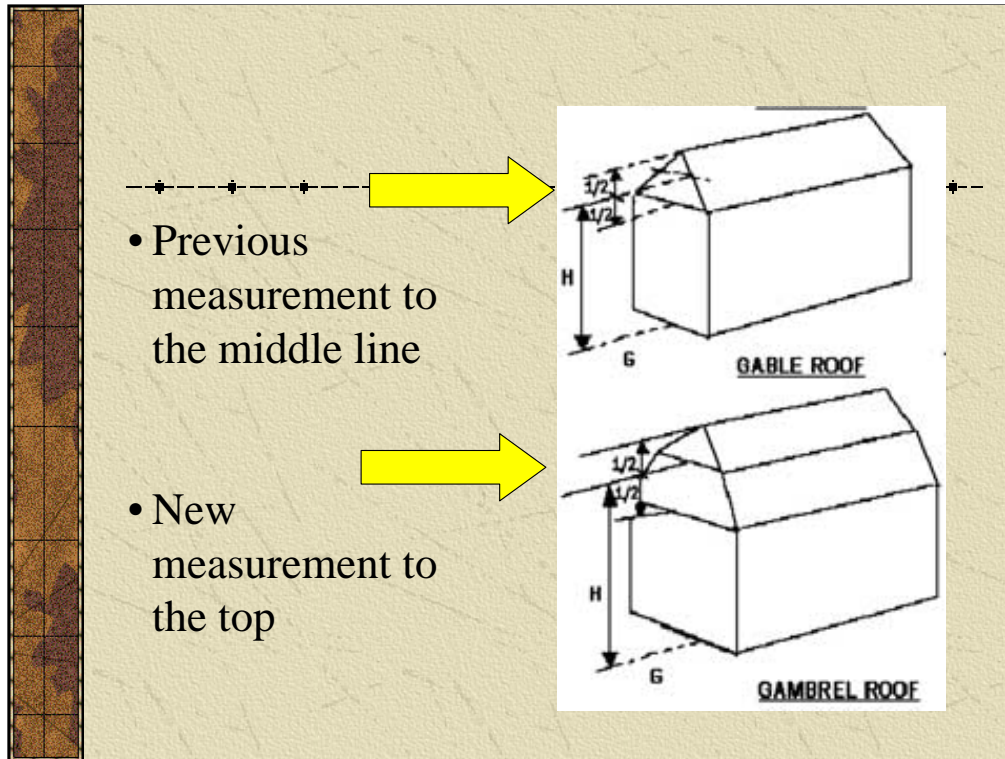
✠ Separate amendment to address accessory structures



These bulk standard amendments will reduce the appearance of bulk and mass that newly mansionized housing can have. These standards will limit the imposition a large scale house can have on a smaller neighbor with regard to light blockage and privacy.

These standards apply only to the primary structure on a lot.

Separate regulations for accessory structures are to be presented tonight.



This illustration demonstrates the difference the definition amendment will make. Previously these roofs would be measured to the middle line on the roof. Now they will be measured to the peak.

(Ignore the $\frac{1}{2}$ numbers – this was taken from a different jurisdiction for illustration purposes only).

Amendment Adoption

✠ Not adopted until January/February 2006

- Planning Commission – October
- Public Hearing – November
- D&I – December

✠ Meet immediate concerns

✠ May change with zoning revision

If the Mayor and Council authorize filing of this amendment language tonight, the likely adoption date will not be until January or February 2006.

Until that time, a moratorium may be applied to stop mansionized development.

These amendments meet only the immediate concerns of Mayor and Council.

These proposed solutions may not be in the final zoning ordinance after the comprehensive revision. Instead, the revision process may determine that there are more specific solutions for individual neighborhoods or alternative means of regulating to accomplish the same goals.

Next Steps

✦ Authorize filing

✦ Wait to address the concerns in comprehensive zoning revision

